

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

22 March 2007



RP 07-05 – Bobby Duron

SIZE AND LOCATION: 0.315 acres of land near the intersection of William Joel Bryan Parkway and Sandy Point Road, north central Bryan, Brazos County, Texas

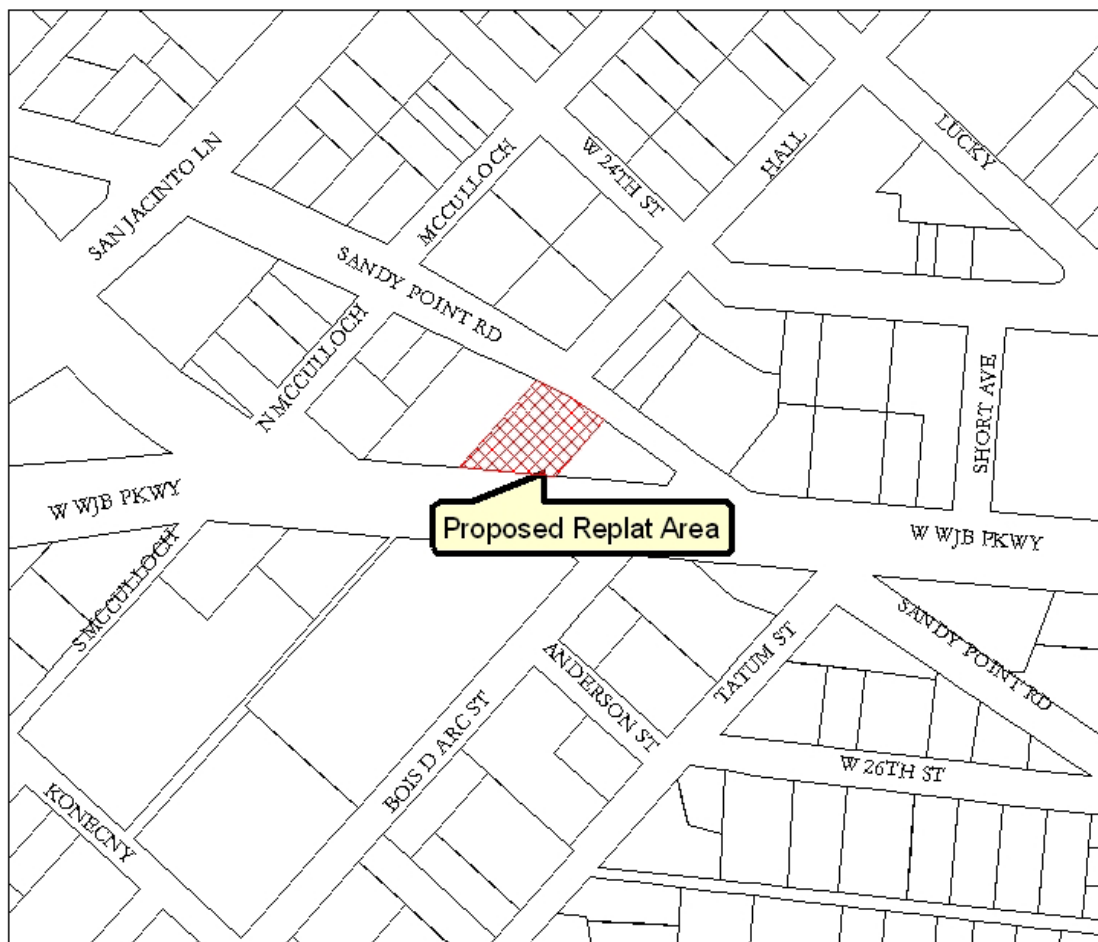
ZONING: 'C-3' Commercial District

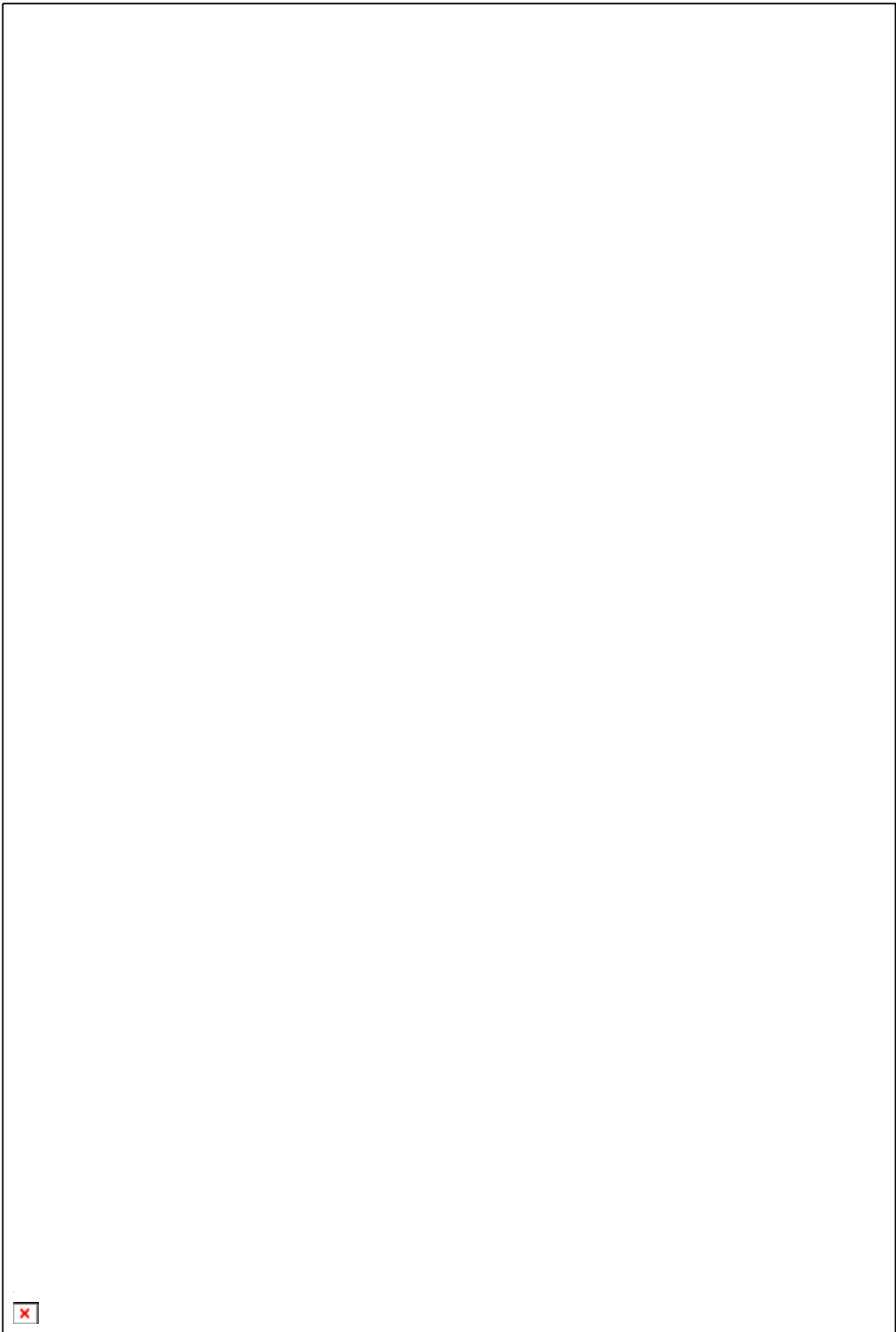
EXISTING LAND USE: vacant

APPLICANT(S): Bobby Duron

AGENT: Kerr Surveying

STAFF CONTACT: Randy Haynes, Staff Planner





PROPOSED RESUBDIVISION:

The applicants have requested to replat 0.315 acres which comprise the remaining parts of Lots 3 and 4, Block 4 of McCulloch's Addition. The applicants have assembled ownership of the two existing partial lots in order to develop the property for commercial use. The Planning and Zoning Commission recently approved a planning variance which will allow the project to go forward. The proposed replat meets all requirements and standards.

RECOMMENDATION:

This item has been approved by the Site Development Review Committee and staff recommends **approving** this request.